



MINUTES

BOARD OF ADJUSTMENT MEETING

March 23, 2022 | 6:30 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 6:41 pm. It was determined that a quorum was present, and the Pledge of Allegiance was recited.

Members Present:

Chairman Tom Redman
Vice Chairman Ron Poteete
Member Brian Dale
Member Brenda Rizos (*attended remotely*)
Alternate Member Sean Watts

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Courtney Morris (*attended remotely*)
Building Inspector Scott DeJong

Members Absent:

Member Brian Stubblefield
Alternate Member Michael Dunn

City Council Liaison Present:

Mayor Pro Tem Kathleen Peele

Public Hearing Agenda

- Public hearing to consider the request by Aziz Aghayev for a variance from the City's Code of Ordinances to reduce the 50-foot easement/lot dedication to a 30-foot width in a separate lot dedicated to the homeowners association with an additional 10-foot access, utility and drainage easement on both sides of the dedication to the homeowners association, and retain as part of the lot for a parcel of land located at 920 West Forest Grove Road (ABS A0506 John W. Kerby Survey, Tract 19, 2.385 acres) and 950 West Forest Grove Road (ABS A0506 John W. Kerby Survey, Tract 13, 7.333 acres) in the City of Lucas Texas.**

Building Inspector Scott DeJong discussed the variance request noting that a 50-foot easement would be provided as part of the development, but the applicant was requesting only 30 feet be dedicated to the homeowners association.

The public hearing was opened at 6:50 pm and the following individuals came forward to speak:

- Roger Smith, 2750 Bauer Court, asked questions related to lot configuration and if the easement would be developed as a lot.
- Javier Vega, 960 Forest Grove Road, discussed drainage for the site.
- Jason Ellison, 755 Palomino, discussed location of the roadway entrance to the development.

Chairman Redman read an email into the record received from Holloway Welding and Piping; 820 Forest Grove Road stating no opposition to the request.

The public hearing was closed at 7:01 pm.

After discussion from the Board members, the following motion was made.

MOTION: A motion was made by Ms. Rizos, seconded by Mr. Dale to deny the request by Aziz Aghayev for a variance from the City's Code of Ordinances to reduce the 50-foot easement/lot dedication to a 30-foot width in a separate lot dedicated to the homeowners association with an additional 10-foot access, utility and drainage easement on both sides of the dedication to the homeowners association, and retain as part of the lot for a parcel of land located at 920 West Forest Grove Road (ABS A0506 John W. Kerby Survey, Tract 19, 2.385 acres) and 950 West Forest Grove Road (ABS A0506 John W. Kerby Survey, Tract 13, 7.333 acres) in the City of Lucas. The motion to deny passed unanimously by a 4 to 0 vote.

Regular Agenda

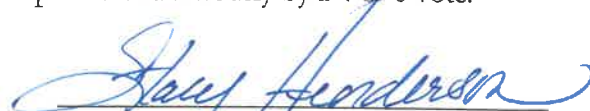
2. Consider approval of the minutes of the December 15, 2021, Board of Adjustment meeting.

MOTION: A motion was made by Mr. Dale, seconded by Vice Chairman Poteete to approve the minutes of the December 15, 2021, Board of Adjustment meeting. The motion passed unanimously by a 4 to 0 vote.

3. Adjournment.

MOTION: A motion was made by Vice Chairman Poteete, seconded by Ms. Rizos to adjourn the meeting at 7:07 pm. The motion passed unanimously by a 4 to 0 vote.


Tom Redman, Chairman


Stacy Henderson, City Secretary

